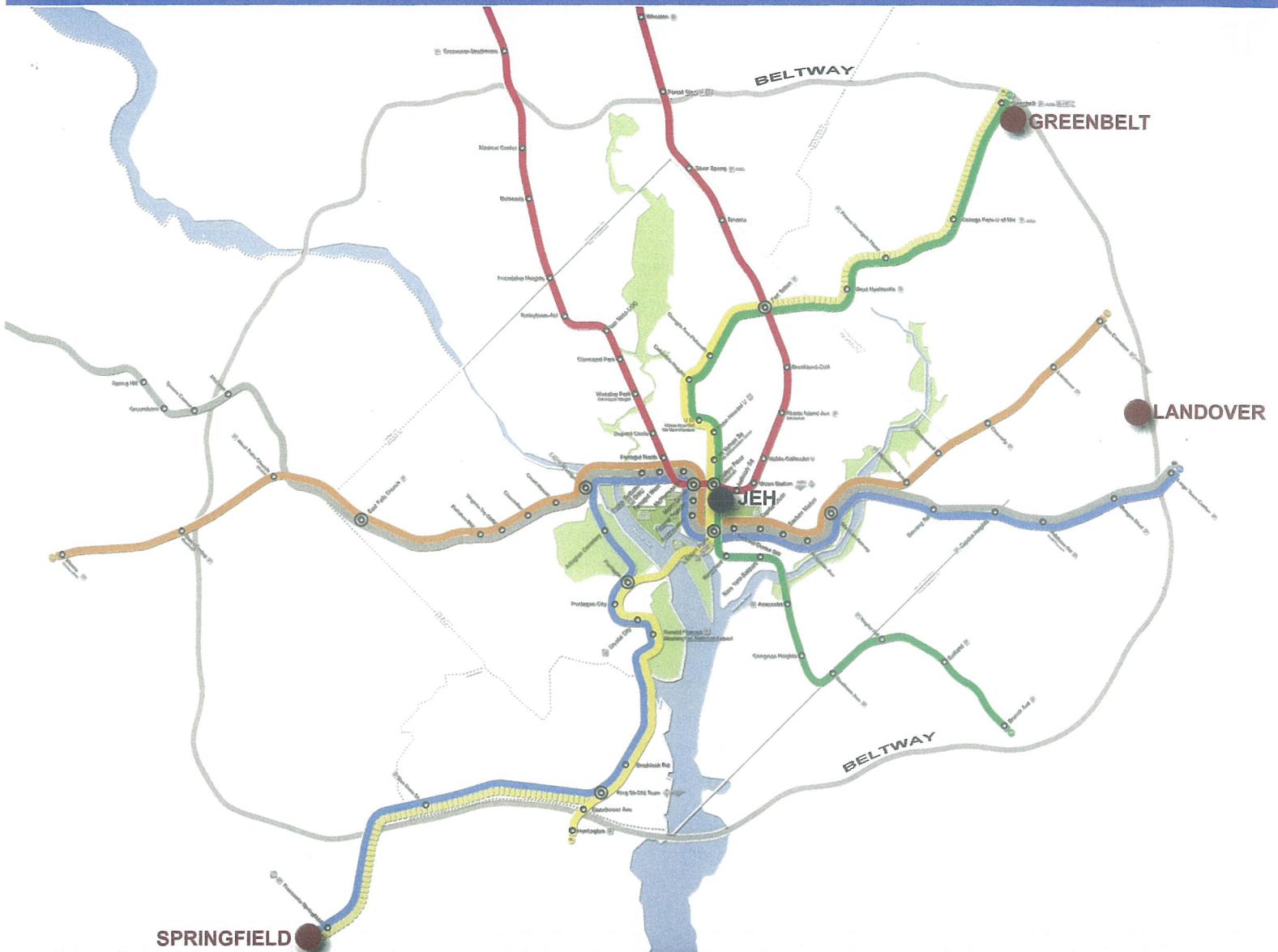


FBI Headquarters (HQ) Consolidation Project

Draft Environmental Impact Statement Newsletter



What is GSA Proposing?

GSA, in cooperation with the FBI, National Capital Planning Commission (NCPC), and National Park Service (NPS) are proposing the following actions:

- The acquisition of a consolidated FBI Headquarters at a new permanent location; and
- The exchange of the J. Edgar Hoover (JEH) parcel, the current home of FBI HQ.

The proposed action would allow GSA to leverage its current asset in exchange for property to support the space consolidation efforts of GSA. The exchange would convey the JEH parcel to a private sector exchange partner, consistent with local land use controls and redevelopment goals for Pennsylvania Avenue.

What is the purpose and need for the project?

1 Purpose

- Consolidate existing FBI HQ offices in a single location in the National Capital Region
- Provide the FBI with a HQ facility that meets Interagency Security Committee (ISC) Level V standards.

2 The FBI needs:

- A HQ facility that has highly reliable utilities and infrastructure to meet its mission.
- A consolidated FBI HQ to support information sharing, collaboration, and integration of strategic priorities.

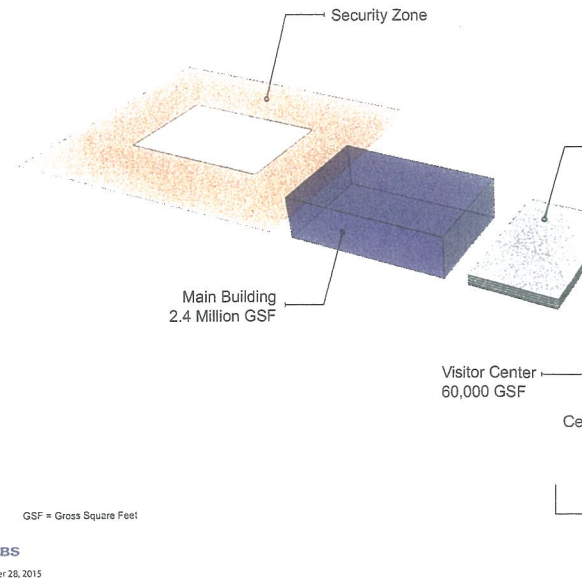
How was the range of alternatives for the proposed action determined?

GSA and FBI undertook a comprehensive, multistep-process to identify alternatives for evaluation in the EIS that best meet the government's criteria. After careful review, three sites: Greenbelt, Landover, and Springfield were selected. GSA is also evaluating a No-action Alternative, as required by NEPA, where the FBI would remain in its current facilities, and consolidation would not occur at any of the three alternative sites.

How were impacts for each alternative evaluated?

This Draft EIS evaluates the **direct**, **indirect**, and **cumulative impacts** of the proposed action for each site alternative, as well as the indirect impacts associated with future redevelopment of the JEH parcel. CEQ defines **direct impacts** as those occurring at the same time and place as the Proposed Action, while **indirect impacts**, are reasonably foreseeable impacts caused by the action but occurring later in time or farther removed in distance. **Cumulative impacts** considers the impact of the action when added to other past, present, and reasonably foreseeable future actions regardless of what agency or entity undertakes these other actions.

FBI HQ Facility Components



WHAT ARE THE COSTS OF THE FBI HQ FACILITY CONSOLIDATION?

The FBI identified a need to consolidate approximately 2.4 million square feet (GSF) of secure office and associated parking and ancillary facilities. All site alternatives under consideration are shown in the diagram below.

What is the NEPA process and how will GSA comply?

NEPA requires federal agencies to consider effects of their proposed actions on the human environment; apply a systematic planning process; and prepare a Draft EIS. For the FBI HQ consolidation, a Draft EIS has been prepared to meet these requirements.

1 Initiate EIS

- Develop purpose and need
- Collect baseline data
- Conduct agency and public scoping meetings
- Hold 45-day public scoping period
- Start developing alternatives

2 Collect Data

- Analyze existing conditions
- Identify needed studies
- Begin preparation of the Draft EIS

3 Analyze Alternatives

- Continue site analysis
- Analyze the environmental impacts of alternatives

Opportunity for Public Comment

Greenbelt Alternative



Landover Alternative



Springfield Alternative



What are the alternatives?

No-action Alternative - FBI HQ staff and operations would remain dispersed at JEH and other leased facilities without consolidation at a new permanent location.

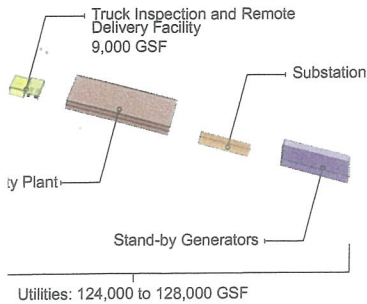
Greenbelt Alternative – Consolidation of FBI HQ at the site known as the Greenbelt Metro Station, located near the intersection of Interstate 495 and the Greenbelt Station (exit 24) in Prince George's County, Maryland.

Landover Alternative – Consolidation of FBI HQ at the site known as the former Landover Mall, located near the intersection of Interstate 495 and Landover Road (exit 17) in Prince George's County, Maryland.

Springfield Alternative – Consolidation of FBI HQ at the site known as the GSA Franconia Warehouse Complex, located along Loisdale Road just south of the Franconia-Springfield Parkway overpass and east of Interstate 95 in Fairfax County, Virginia.

Existing FBI HQ (JEH Parcel) – This EIS evaluates the indirect impacts from the exchange of JEH based on two Reasonably Foreseeable Development Scenarios (RFDSs). The RFDSs are GSA's estimate of what could be reasonably developed by a private developer on the parcel in the foreseeable future.

ing Structures



CONSOLIDATED FACILITIES?

Approximately 2.5 million gross square feet of space as well as the program is common to the program consists of the components

analysis, and decision-making processes; and involve the public.

WE ARE HERE

4 Publish Draft EIS

- Release Draft EIS to public
- Conduct public hearings
- Hold public comment period

Opportunity for Public Comment

5 Publish Final EIS

- Review and develop responses to comments on the Draft EIS
- Prepare Final EIS addressing public/agency comments
- Hold 30-day public review period

Opportunity for Public Review

6 Make Decision

- Prepare and publish Record of Decision (ROD)

Announce Decision

What is the process for acquiring a new FBI HQ and exchanging the JEH parcel?

- | | | | | |
|---|---|---|--|--|
| 1 Identify Exchange Partner Short List <ul style="list-style-type: none"> GSA issues an Request for Proposal (RFP) (Phase I) before the Draft EIS is released for public comment GSA evaluates responses to the RFP (Phase I) and identifies short list of potential exchange partners | 2 Select Exchange Partner <ul style="list-style-type: none"> GSA issues RFP (Phase II) to short-listed exchange partners for the consolidation of FBI HQ on the site alternatives studied in the Draft EIS GSA evaluates proposals and selects the proposal representing the best value to the Government. | 3 Complete NEPA Process and Execute Exchange Agreement <ul style="list-style-type: none"> GSA completes the required NEPA and Section 106 processes, including selection of the Preferred Alternative, publication of the Final EIS, and execution of a Programmatic Agreement and Record of Decision (ROD) GSA enters into an agreement with the selected exchange partner to design and build the new FBI HQ | 4 Construct & Occupy New HQ Facility <ul style="list-style-type: none"> Exchange partner constructs the consolidated FBI HQ in accordance with the exchange agreement GSA accepts the new FBI HQ FBI moves into new FBI HQ | 5 Convey JEH to Exchange Partner <ul style="list-style-type: none"> GSA conveys ownership of the JEH parcel to the exchange partner to offset a portion of the cost of the consolidated FBI HQ |
|---|---|---|--|--|

How can you follow the project?

Please visit our website:

www.gsa.gov/fbihqconsolidation

to register to receive notifications about updates and upcoming public engagement opportunities.

and on Twitter at:

[#usgsa](https://twitter.com/usgsa) [#FBIMove](https://twitter.com/FBIMove)

How can you provide comments on this Draft EIS?

Comments may be emailed or mailed. Comments must be submitted or postmarked by **January 6, 2016**.

- 1** Comment online at: <http://www.gsa.gov/fbihqconsolidation>
- 2** Email comments with “**NEPA DEIS Comment**” in the subject line to: fbi-hq-consolidation@gsa.gov
- 3** Send written comments to:

U.S. General Services Administration
Attention: Denise Decker, NEPA Team Lead
301 7th Street, SW, Room 4004
Washington, D.C. 20407